

COUNTY LOCAL LAWS

charged in excess of similar payments made under leases for comparable dwelling units in the same marketing area.

29-62. Determination of date of habitability.

For the purposes of this Article, in determining when a dwelling unit first became habitable, a Certificate of Occupancy or the date upon which the dwelling unit was first actually occupied shall be conclusive as to determining when the said dwelling unit first became habitable.

29-63. Rounding.

Any rent (but not the component amounts thereof) may be rounded to the nearest whole dollar by the landlord, by eliminating any amount less than fifty (50) cents and increasing any amount over forty-nine (49) cents but not more than ninety-nine (99) cents to the next higher whole dollar. As to dwelling units located in rental facilities, if a landlord chooses to round his rents he must round down as well as round up. As to dwelling units which are one-family dwellings, semidetached dwellings, or town houses, if a landlord chooses to round his rents as to any one-family dwelling, semidetached dwelling, or town house, he must round the rent for all such dwelling units. If the base rent or a rent increase is not a whole dollar amount, neither amount can be rounded for the purposes of calculating an increase in rent. However, once a rent has been increased, the increased rent may be rounded in calculating any subsequent rent increases.

29-64. Rent adjustment notification procedures.

a. Notwithstanding any other provision of this Article, no landlord may charge, offer to charge, or give notice of intent to charge an increase in rent for a rent payment interval (converted to a monthly basis) above that charged or chargeable for the rent payment interval (converted to a monthly basis) immediately preceding the effective date of the increase unless he has complied with this Section.

b. The landlord shall notify each tenant of any proposed rent increase at least thirty (30) days before the date upon which the increase is to become effective. The landlord shall provide to each prospective tenant, upon request, the same information as that required to be given to a tenant under this Section. The landlord shall certify to the prospective tenant that the information is in compliance with the Montgomery County rent control laws.